

EVERYONE SHOULD OWN A HOME; every one can own a home in California. Why not start?

# OWN YOUR HOME

CALIFORNIA MAY NOT BE THE BEST PLACE TO LIVE, But an awful lot of people who can afford to live anywhere think so.

**T**HE Advertisers on this page, each of whom represents the best example of good citizenship, and all of whom are experts in the valuation of land in their respective communities can easily convince you, if you will give them the opportunity, of the REAL ECONOMY of owning your home — of being your own landlord — of being able to look about your house and lot, your half acre or acre of growing fruit or produce and saying: **THIS IS MINE, COME RAIN OR SHINE, GOOD TIMES OR BAD, NOTHING CAN TAKE THIS, MY HOME, FROM ME AND MINE.**

## Students Take Up Real Estate Study

Record breaking registrations have marked the beginning of real estate education this fall in two institutions of higher learning in Los Angeles. At the University of Southern

## BUILDING IN L. A. FAR EXCEEDS PREDICTIONS

### September Bldg. Puts 1922 Total Ahead of Year 1921

September building in Los Angeles was \$10,267,894, according to statistics on the values of structures on which permits were granted during the month.

This brings the total for nine months in 1922 to \$89,648,278, which is practically seven million dollars ahead of the twelve months record for 1921 of \$82,761,380.

Thus in three fourths the time in 1922 growing Los Angeles drives ahead of its record breaking building pace established in 1921. Only two cities in the United States are ahead of it this year—New York and Chicago.

These figures are given out by Roy L. Balaam, chief clerk and statistician for the Chief Inspector of Buildings—J. J. Backus.

The average so far this year is practically \$10,000,000 a month and granted that there is a decrease in the pace owing to the rains it is still probable that the grand total for the year will finally come to a

California, where three classes have been started more than 40 students enrolled in the general class on the subject while 63 have elected to take the course in real estate methods under Dr. Parker Bryon and 39 have registered in the class on real estate law under the direction of Oliver J. Marston.

At Southwestern University the enrollment for the "Course in Real Estate Law and Brokerage" exceeded all the expectations, according to the officials of the university. It opened October 6 under the direction of C. F. Cable.

## L. A. Second In Area of World

Three elections are being held this fall by nearby districts in which the residents will decide whether their locality is to be annexed to the city. Annexation petitions are also being circulated in other contiguous parts of the county.

Hancock Addition and Ambassador Addition, both of which are in Southwest Hollywood and the Cleona District which is at the end of the West Adams street car line are either voting or will vote on their municipal future while the petitions are being circulated in Ven-

standstill in its upward rush some where between the \$110,000,000 and \$115,000,000 mark, according to the best posted observers of Los Angeles development.

A significant feature of the building record is the claim made that during the first six months of the present year more structural steel went into construction work in this city than during either the years 1920 or 1921. It is said that the valuation of the steel in the half year period of 1922 is more than \$3,000,000. Material experts contend that the twelve months will see the total exceed the \$5,000,000 mark.

An interesting comparison was made last month by the American Contractor after it had received a complete list of building figures from all parts of the country. It stated that the permits for the preceding month—August—showed that the Los Angeles total exceeded in valuation the combined totals of those issued during the same month in San Francisco, Oakland, Portland and Seattle.

According to this magazine Los Angeles had \$11,523,891 as against \$6,214,082 in San Francisco; \$1,941,380 in Portland; \$1,651,201 in Oakland; and \$1,200,740 in Seattle.

## CARS INDICATE COMMUNITY'S PROSPERITY

### Los Angeles County In Lead Over Anyone of 32 States

Economists are agreed that there is perhaps no better indicator of the purchasing power of a community, and incidentally, the wealth of a community, than the number of automobiles owned by the residents of that district. The reason for such belief is not difficult to understand.

Automobiles are not purchased, ordinarily, until the necessities of life are provided for—they, consequently, represent an accumulated surplus over and above the amount required for the average standard of living. Therefore, we have in the number and kind of automobiles, an excellent index of the total surplus of a district and an indication of how widely this is distributed.

To realtors a picture of these facts should be of interest, because in proportion to the power of a district to own and operate automobiles is the power of that community to own, improve and deal in real estate.

A table prepared by the Research Department of the First National Bank of Los Angeles shows that while San Diego county has less

ice, Laurel Canyon in West Hollywood and Eagle Rock.

Los Angeles at the present time has the largest area of any city in the United States and its second only to Berlin which has the largest area of any municipality in the world.

than 25,000 cars; Fresno county 30,000; Alameda county a trifle more; San Francisco county nearly 60,000; and the San Francisco Bay 150,000; Los Angeles county is the proud possessor of approximately 220,000. Another interesting fact in the table is the fact that while the whole of California boasts approxi-

mately 829,000, Southern California claims 390,000. Los Angeles County will be found to rank exceedingly high when measured by this standard, leading all counties of the State by a considerable margin. In fact, nearly one-third of the passenger cars of the State of California are in Los Angeles County.

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